

# FOR LEASE

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**450, 7700 76 STREET CLOSE  
RED DEER, AB**





## About the Property

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This 2,000 sq. ft. industrial bay offers strong exposure along Johnstone Drive, ideal for businesses requiring visibility and efficient layout. The space includes a 28' x 48' warehouse with radiant heat and drive-in access, supporting light industrial or service-based operations.

The front office portion features a reception area and two offices with air conditioning. An open mezzanine provides additional storage or workspace flexibility. The unit is well maintained, with functional design elements suited for a variety of users.

Paved parking is available at the front and rear, with direct loading access at the back of the building. Located near Highway 11, QEII, and Highway 11A, the site offers convenient regional access.

### LEGAL DESCRIPTION

Condo Plan 0525463, Block CDE, Lot 4

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### UNIT SIZE

2,000 SF

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### LOCATION

Johnstone Industrial Park

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### ZONING

I1 - Industrial (Business Service) District

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### LEASE RATE

\$9.00 PSF

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### ADDITIONAL RENT

\$4.85 PSF

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### MONTHLY RENT

\$2,308.33 + GST

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### POSSESSION

Immediate

# Unit 450

## UNIT SIZE

2,000 SF

## DIMENSIONS

28' x 48' Warehouse Area

## LOADING

(1) 14' x 14' Drive-In Bay

## HVAC

Radiant Heat

## LIGHTING

Fluorescent

## YEAR BUILT

2006

## DRAINAGE

Double Compartment Sump

## YARD

Paved parking and rear loading area

## POSSESSION

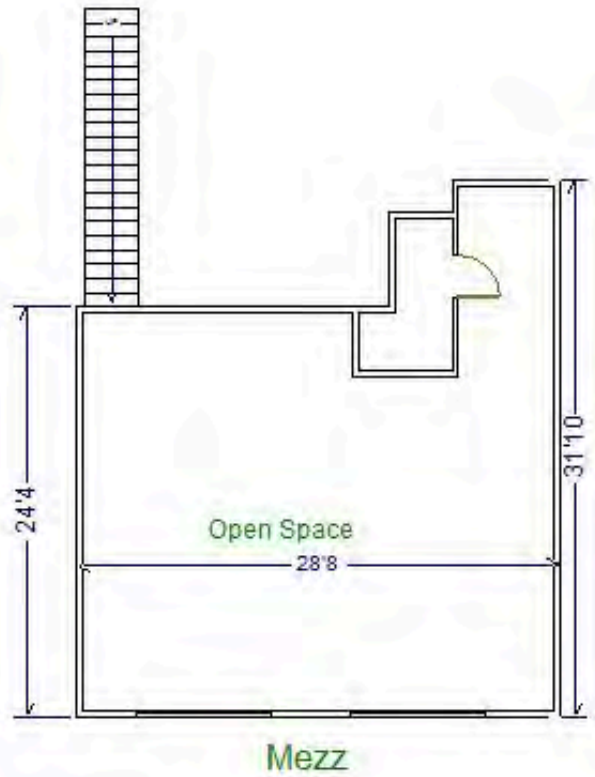
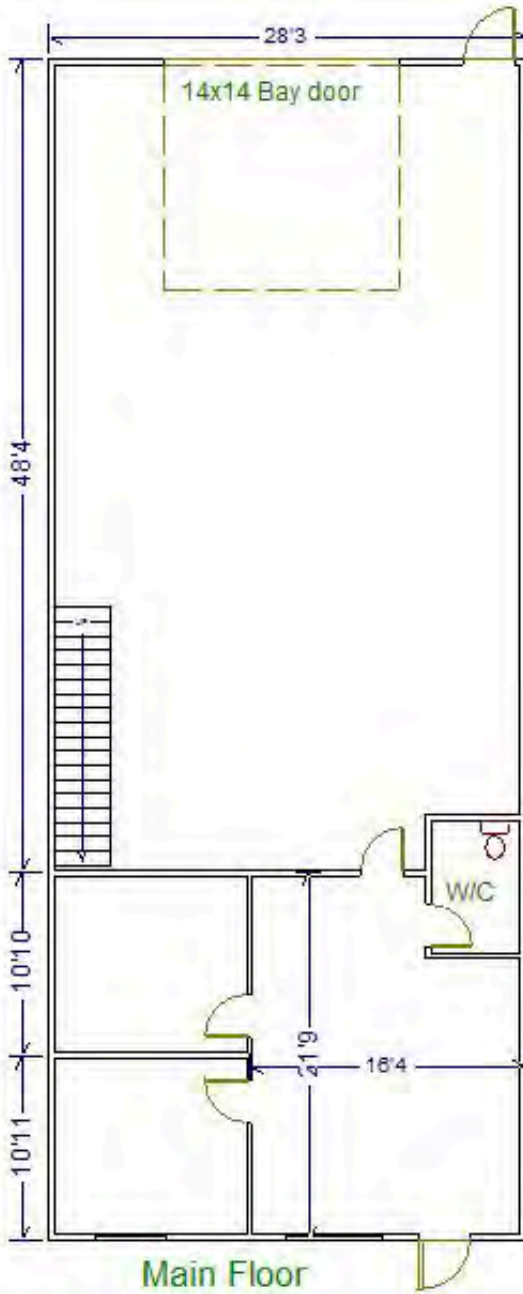
Immediate

## FEATURES

- > Air conditioned office area
- > Large Reception
- > (2) Offices
- > Storage Mezzanine



# Unit 450 Floor Plan





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